

C Chester

C County

H Historic

P Preservation

N Network

Spring Workshop

March 10, 2007

PowerPoint Presentation

Historic Resource Impact Studies

- **Impact Studies 101**
- **Case Study / Break-outs**
- **Present Findings**
- **Panel Discussion**

HRIS “101”

- **John Snook, Brandywine Conservancy**
- **Bob Wise, Wise Preservation Planning**
- **Todd Pohlig, Pohlig Builders**
- **Brian Lihou, Break-out Boss**

HRIS Defined

- **(Now) standardized means for municipalities to:**
 - **identify and assess significance of historic resources / landscapes,**
 - **identify potential impacts,**
 - **consider recommendations**

To protect those resources during the subdivision and land development processes.

HRIS 101

- **What they are**
- **What you should expect**
- **How they should be used**
- **Implications (planning/legal)**
- **Effectiveness**
- **Developer's Point of View**
- **Case Study / Break outs**

H.R.I.S. – Typical Ordinance

- **Applicability: Required / Waived**
 - **Subdivision / Land Development on land containing Historic Resource**
 - **Within x feet of Resource**
 - **Within x feet of Bridge/Road Construction**

Land Development Projects



“Clay Lady” House



Presbyterian
Church

*Restoring a proud past.
Preserving a brighter future.*



As we prepare to open our fourth branch, we are carefully restoring a treasured landmark built in 1819 on Route 100.

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For your family, your home or your business, drop in any time, or call and we'll come to you.



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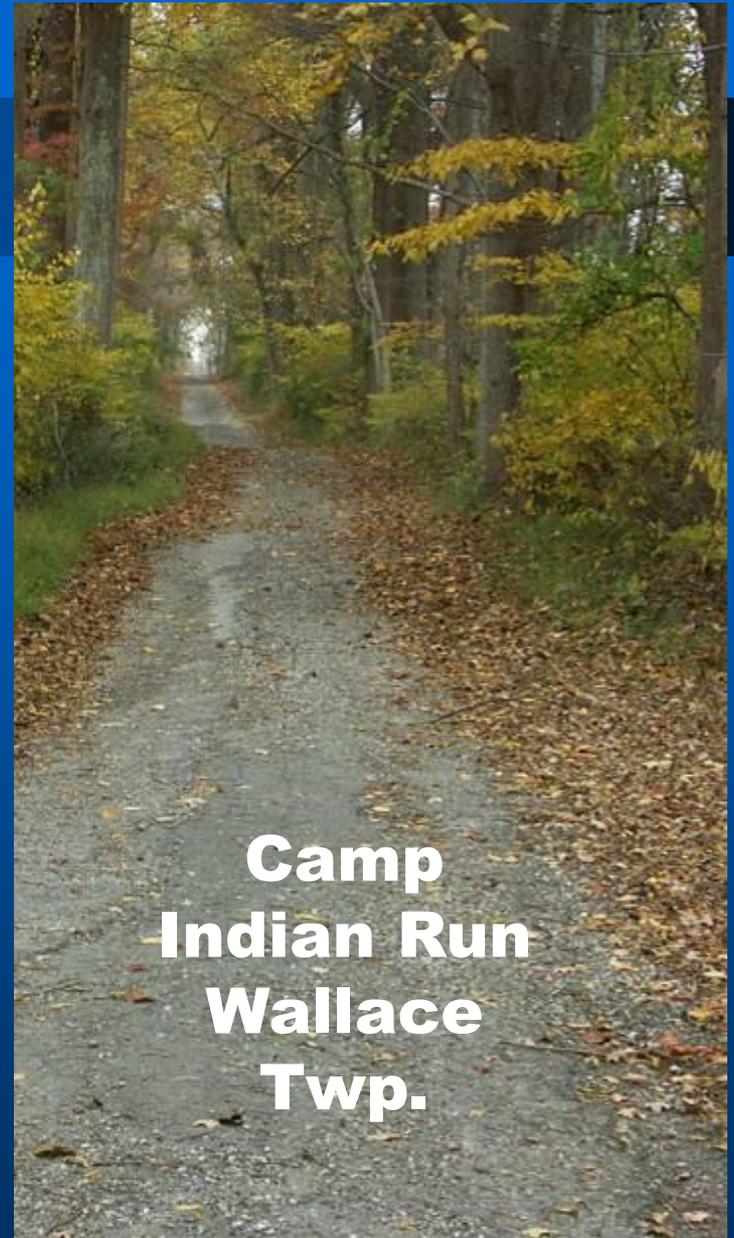
www.pennlibertybank.com



MEMBER FDIC

“Clay Lady” Building
Example of successful
adaptive reuse where
impact study was required

Road Construction



**Camp
Indian Run
Wallace
Twp.**

H.R.I.S. – Typical Ordinance

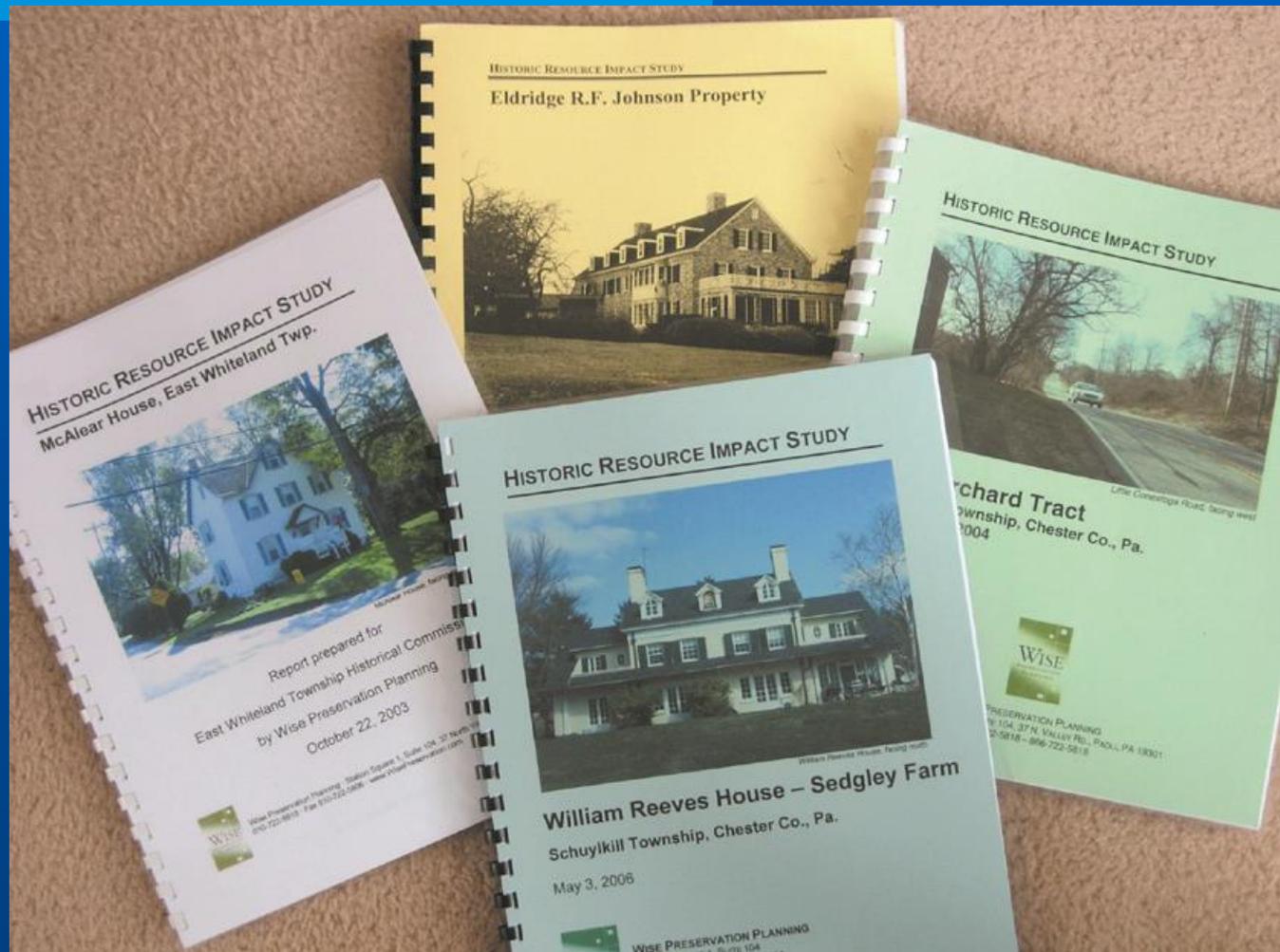
- **Contents**

- **Background Info**
- **Site Description**
- **Description of Historic Resources**
- **Statement of Significance**
- **Photographs**
- **Historic Narrative**

HRIS – Typical Ordinance

- **Qualification of Preparer**
- **Proposed Change**
 - **Project Description**
 - **Potential Impact**
- **Mitigation Recommendations**
- **HC Report**

A Typical Impact Study



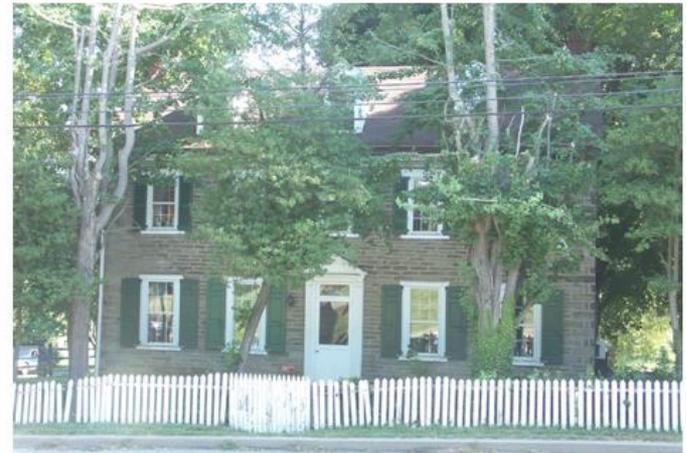
HRIS Contents

- 1. Executive Summary**
- 2. Background Information**
- 3. Historic Overview**
- 4. Physical Description & Significance**
- 5. Proposed Changes, Impacts, and Mitigation Recommendations**
- 6. Bibliography**
- 7. Appendices**

1. Executive Summary

- Brief project overview
- Purpose
- Historic resources
- Impacts and recommendations

HISTORIC RESOURCE IMPACT STUDY



George Katz House, facing northeast from Ridge Pike

TECCE PROPERTY

Springfield Township
Montgomery County, Pa.

September 19, 2006



Wise Preservation Planning · Station Square 1, Suite 104, 37 North Valley Road · Paoli PA 19301
610-722-5818 · Fax 610-722-5806 · www.wisepreservation.com

2. Background Information

a. Identification

- Applicant / Recipient
- Project / Date of Plan

b. Applicability

- Cite Ordinance



2. Background Information

c. Purpose

- Identify Historic Resources
- Determine Historic Significance
- Identify Potential Impacts
- Recommend Mitigation – including Alternative Plans

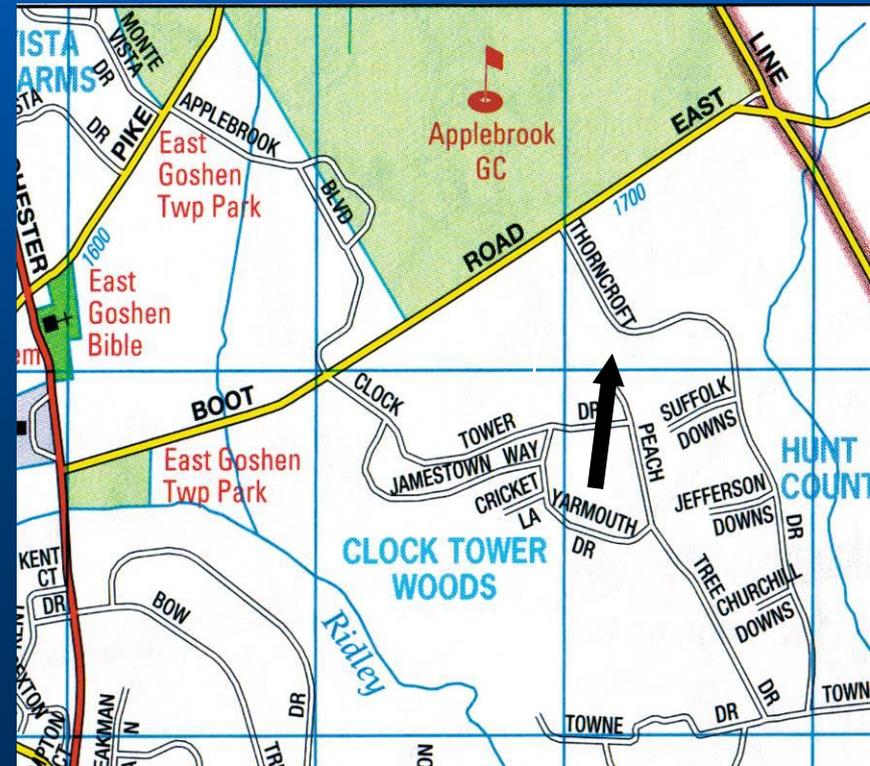
2. Background Information

d. Personnel / Dates

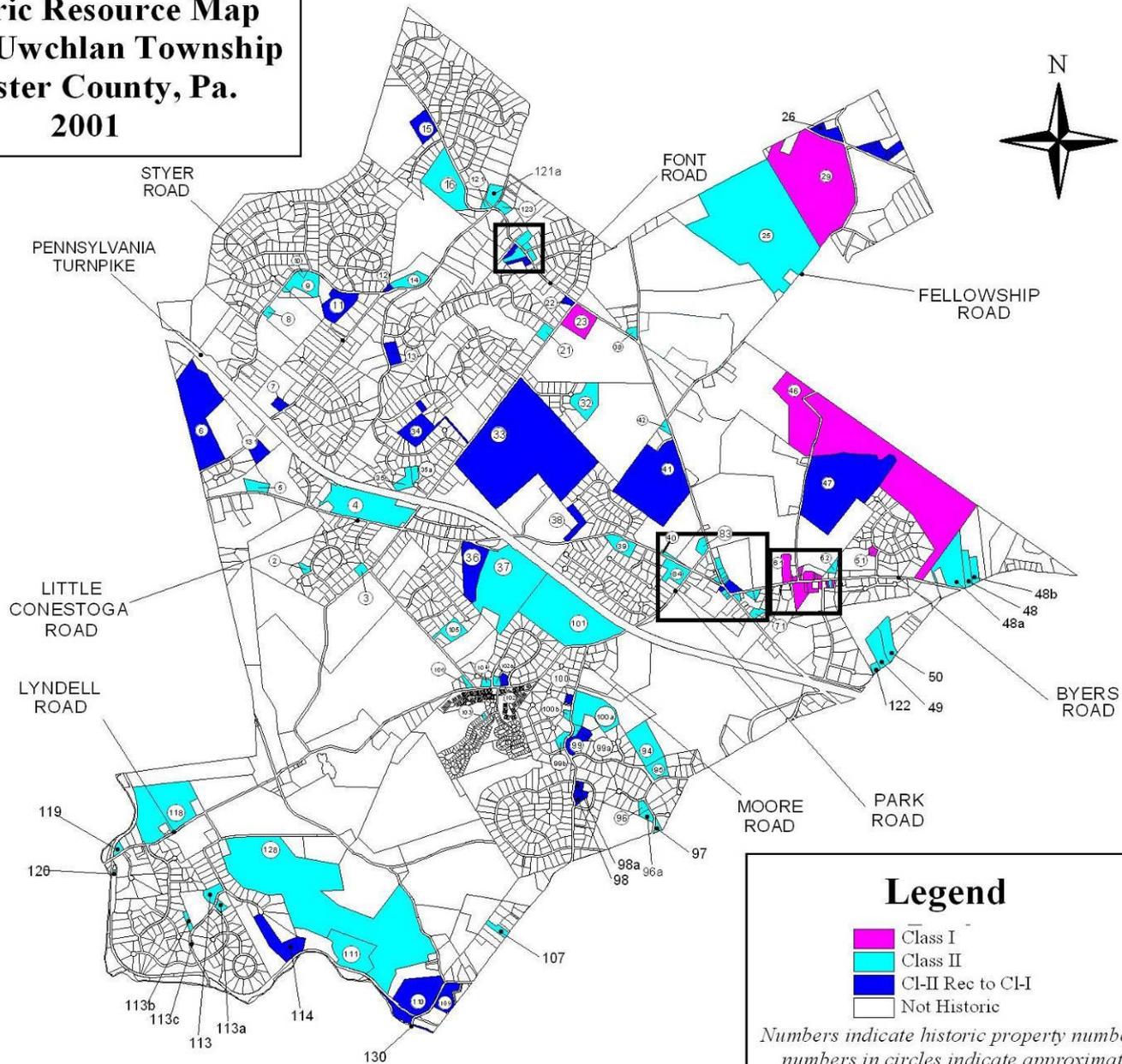
e. Definitions

- Subject Tract
- Historic Resources in study area

f. Maps



Historic Resource Map Upper Uwchlan Township Chester County, Pa. 2001



Legend

- Class I
- Class II
- CI-II Rec to CH
- Not Historic

*Numbers indicate historic property numbers;
numbers in circles indicate approximate
location of resources on large parcels.*

Wise Preservation Planning -- Paoli PA



USGS

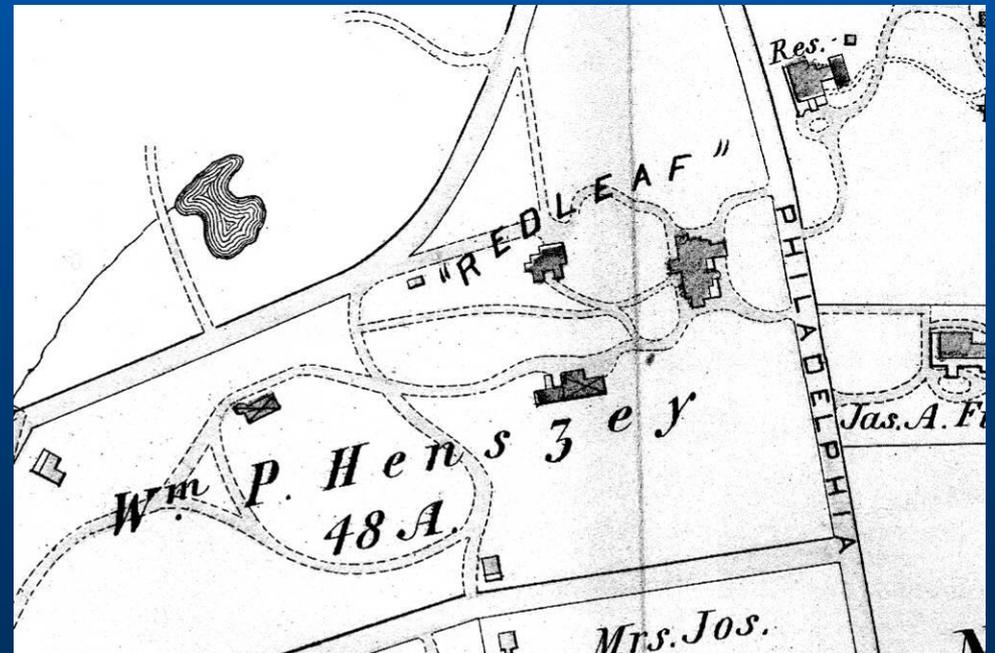
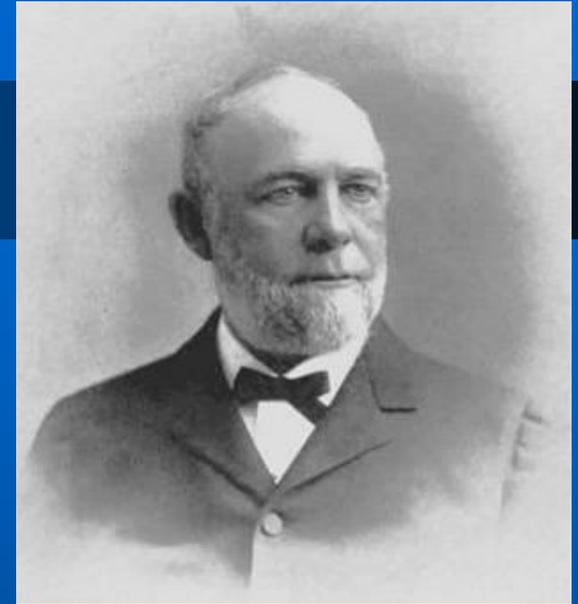


Aerial (Google Earth)

3. Historical Overview

- History
- Historic Maps
- Photographs

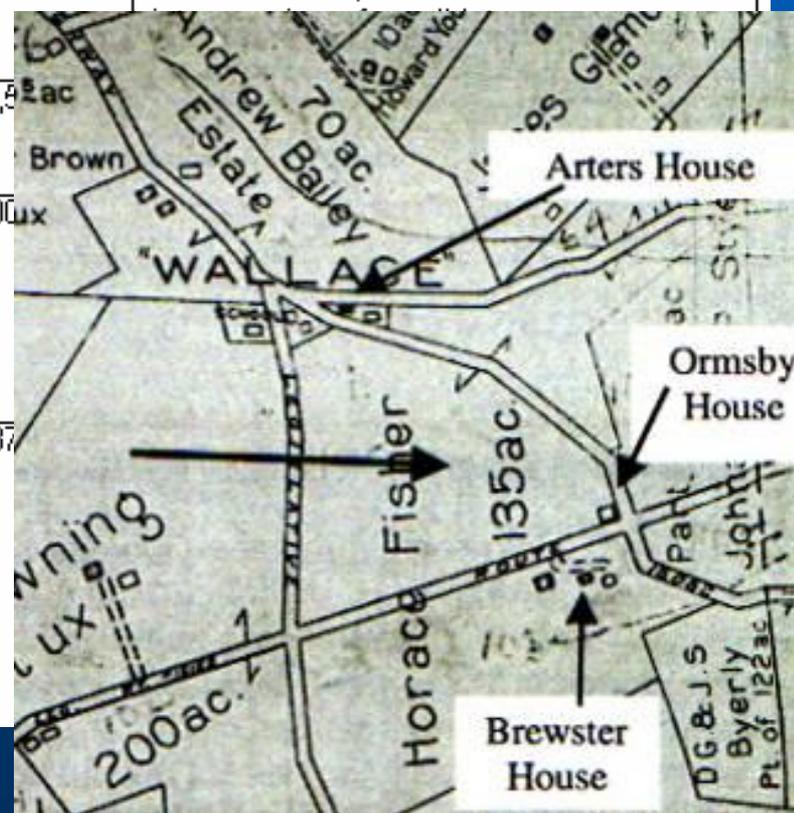
Key:
Significance



Historic Documentation

Chain of Title

Book / Page Date	Grantor	Grantee	Consideration	Description
3734-2237 3/31/1994	<u>McAvo</u> Vitrified Brick Company	Valley Forge Meadows Co., Inc.	\$2,000,000	Two tracts of land. Valley Forge Meadows Co., Inc. subdivided the tract
A34-364 4/11/1962	J. Miles & Martha M. Acker	<u>McAvo</u> Vitrified Brick Company	\$22,500	
C15-350-267 4/28/1916	Elda J. <u>DeBelle</u> , singlewoman	E. Jones Acker	\$1,000	
D14-326-161 3/31/1911	J. Carroll Hayes, Master of Partition, on behalf of the estate of John <u>Vanderslice</u>	E.J. <u>Lichtenwalner</u> of Allentown	\$4,375	



4. Physical Description & Significance

- 1. Subject Tract description**
 - a. Property**
 - b. Historic Resources**
 - c. “Adjacent” Historic Resources**
 - d. Statement of Significance**

Existing Conditions



4. Physical Description & Significance

1. Subject Tract description

a. Property

- Context
- Landscape
- Historic Resources
- Minor Landscape Features
- Specimen Trees and Vegetation
- Roads, etc.
- Views (Inside and Out)

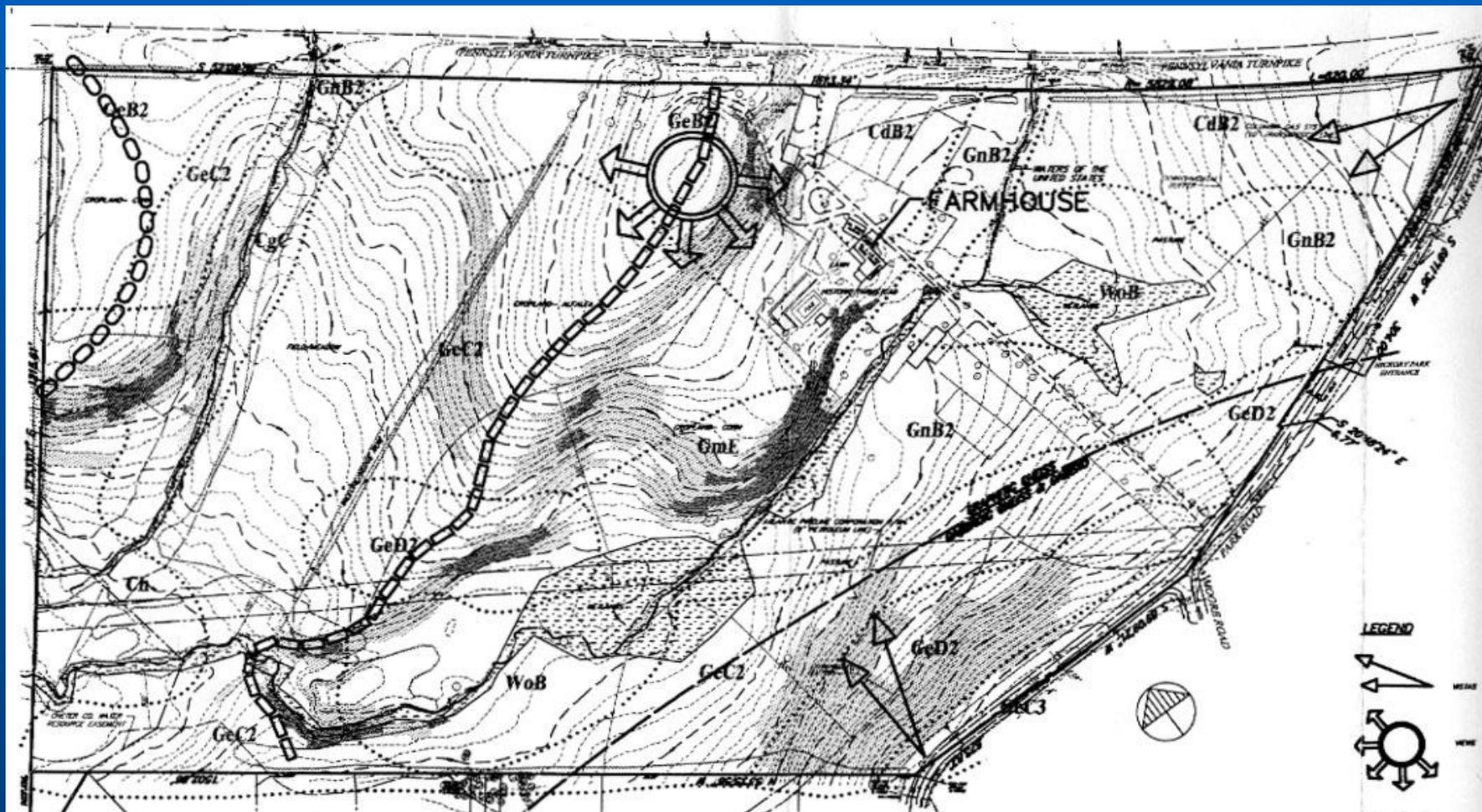


**Historic Resource:
Moses Willing House**



**Landscape:
Moses Willing House – “Front Yard”
(NPS Guidelines)**

Landscape Vistas

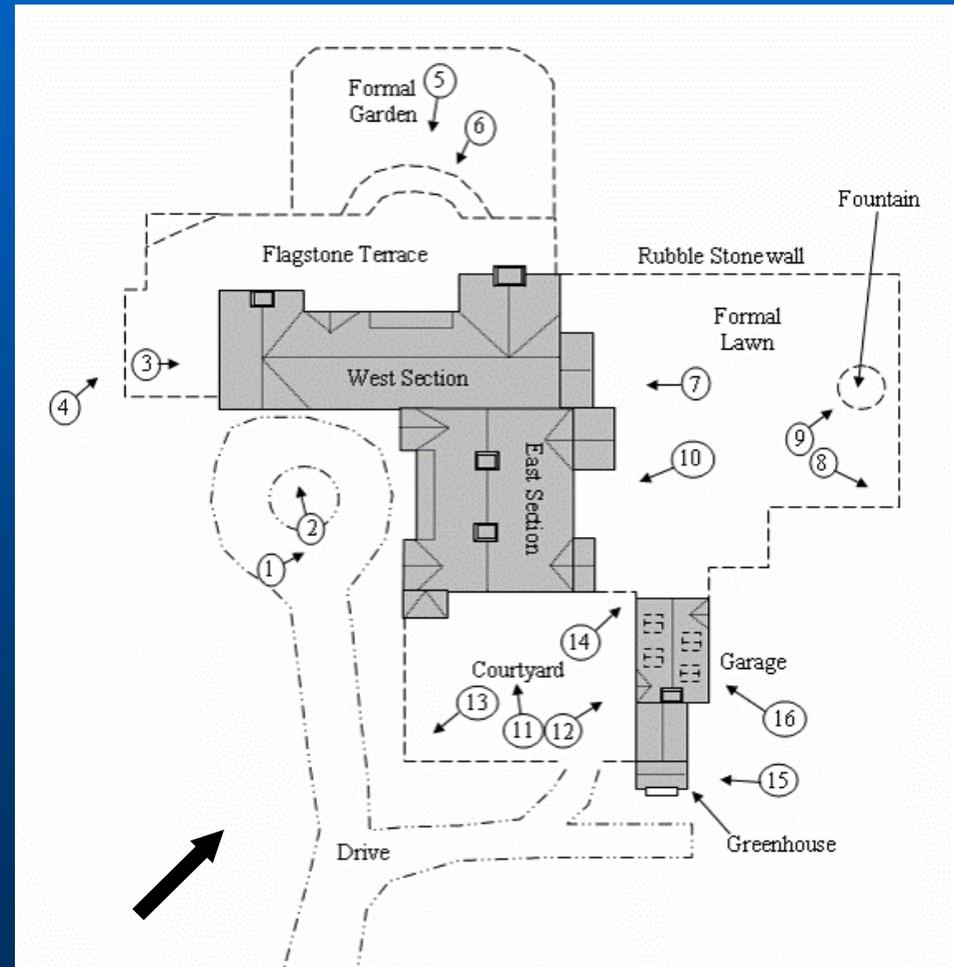




Landscape Proportions

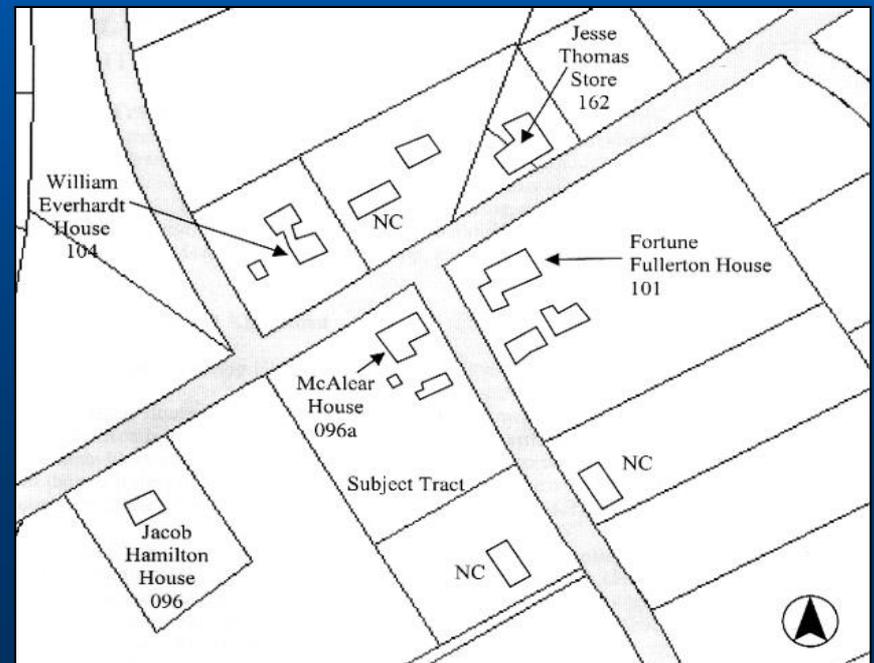
b. Historic Resource Description

- Photos
- Site Plans
- Detail Photos





c. Adjacent Historic Resources



d. Statement of Significance

- **Important component of report**
- **“Credibility” Statement**
- **Justifies Recommendations**
- **(Should be) based on standard or defined criteria**

d. Statement of Significance

- **National Register Criteria**
 - A. Association with Event / Trend**
 - B. Association with Sig. Person**
 - C. Architecture / Architect**
 - D. Archaeology**



d. Statement of Significance

- **Local Significance**
 - **Important Local Resource**
 - **Prominent Local Resource**
 - **Potential for Reuse**



5. Project, Impacts, Mitigation

- a. Project Description**
- b. Impact Levels Defined / Determined**
- c. Specific Project Elements**
 - Proposed changes
 - Potential impacts
 - Mitigation recommendations

Goal – “LTEV”

- “Long Term Economic Viability of Historic Resource”



Projects, Impacts, Mitigation

- **Organization**
 - **Subject Tract**
 - **Historic Resources**
 - **Adjacent Resources**
 - **Enumerated for Reference**

WPP - Five Levels of Impact

1. Direct physical impact
2. Significant visual impact
3. Noticeable visual impact
4. Minor visual impact
5. No impact

Impacts (Remember LTEV)

- **Historic Views (from inside / outside)**
- **Demolition**
- **Alterations**
- **Infrastructure: Roads, Curbs, SWM, Lighting**
- **New Construction / Architecture**
- **Grading**
- **Orientation**
- **Noise / Traffic**
- **Landscaping**
- **Uses**
- **Small Scale Resources**
- **Open Space / Trails**

Mitigation Recommendations

- **None**
- **Buffering**
- **Alter the Plan**

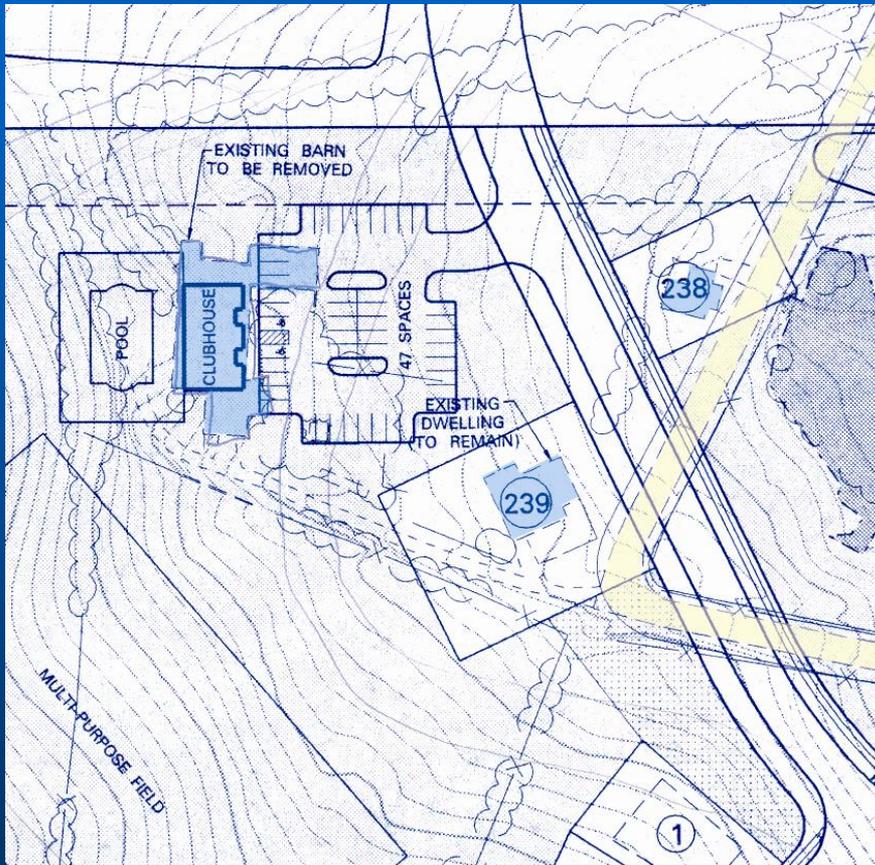
Mitigation Recommendations (Remember LTEV)

- **Historic Resources**
 - **Protect**
 - **Stabilize**
 - **Reuse**
 - **Preserve Resource / Views**
- **Landscape buffer**
- **Architecture**
- **Alter Plans**
- **Documentation**

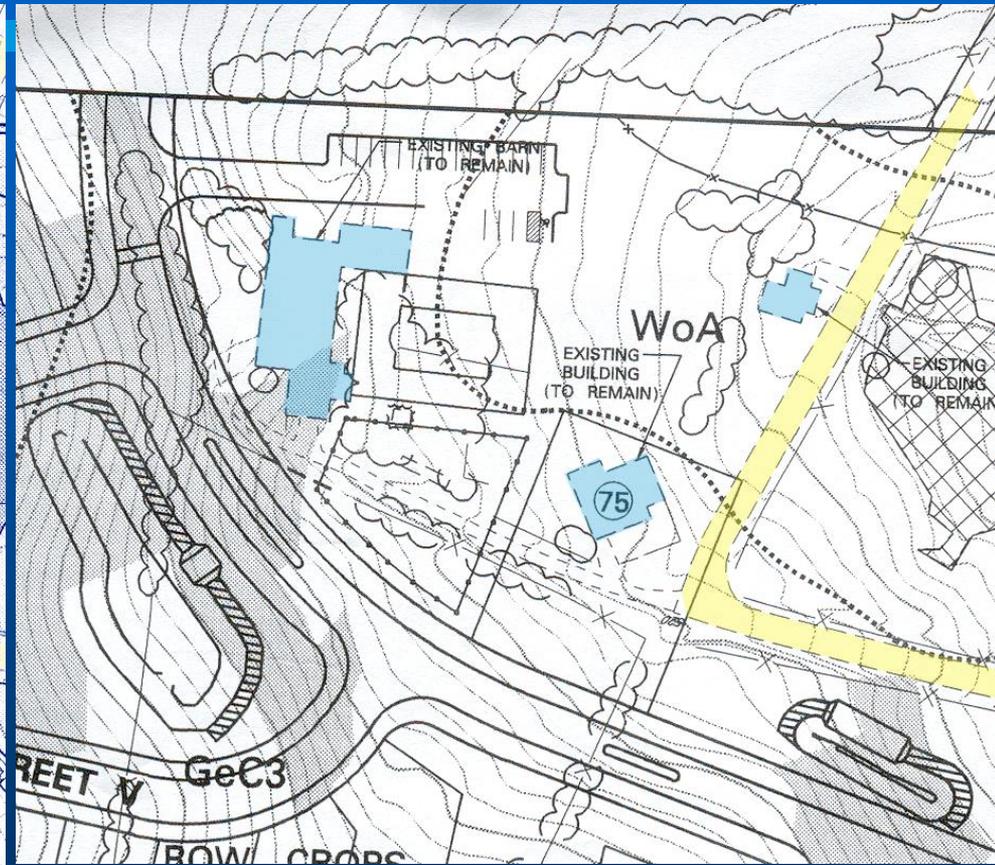
Evans Farm



Mitigation: Ewing Farm



Original Plan



Final Plan

Existing Conditions







Yield Plan



Proposed Plan



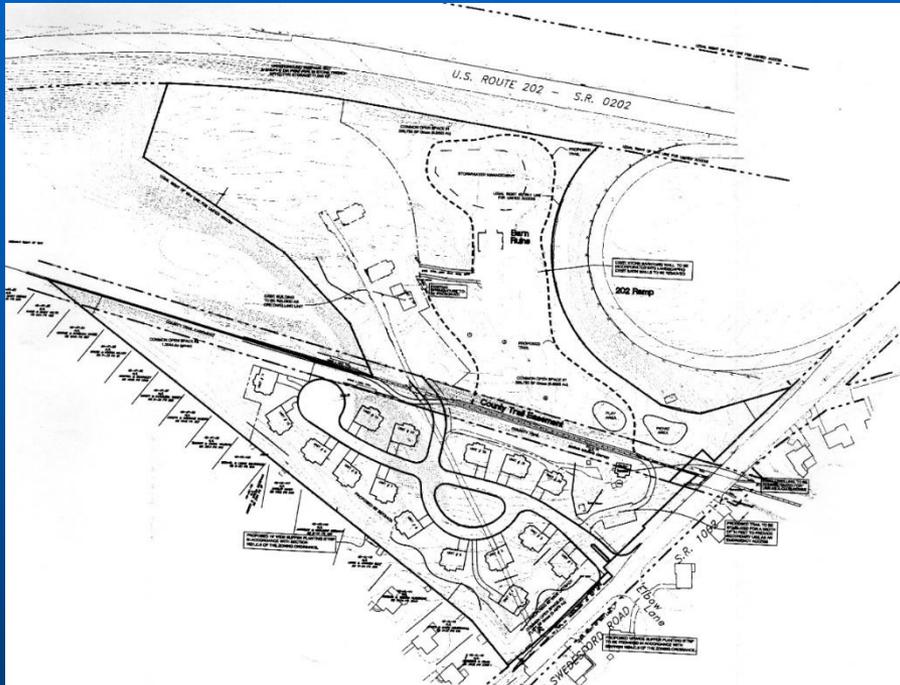
Loop Plan Alternative



Mitigations “Catches”

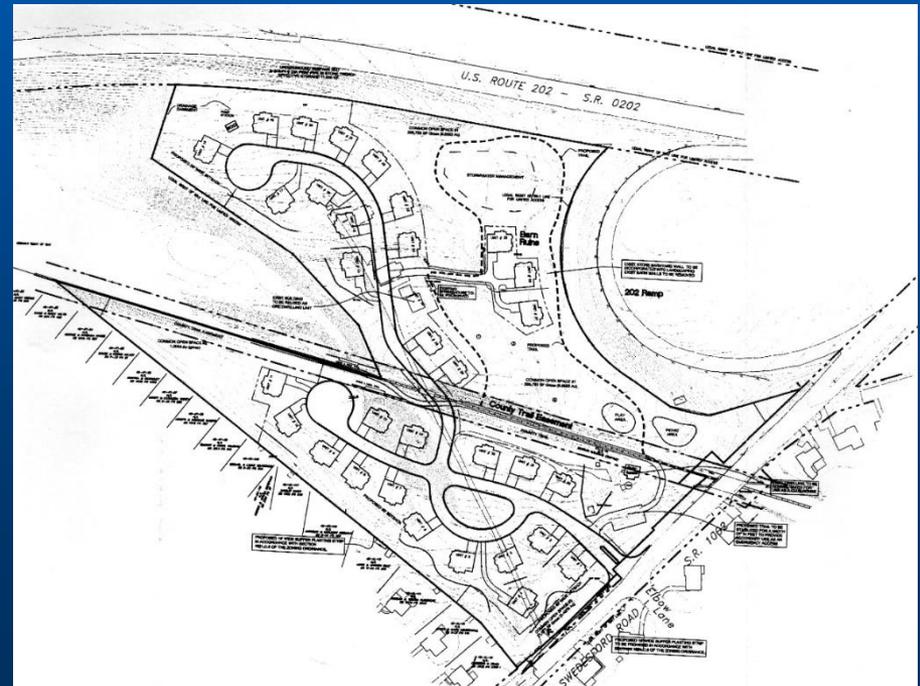
- **Inflexible Zoning Provisions**
- **No “carrots” in HP Ordinance**
- **Vagueness**
- **Additional Requirements to alter plan**
- **Timing: Plan may have progressed**
- **Acceptance by: PC, B of S, Neighbors, EAC etc.**
- **Acceptance by Developer**

Mitigation: Malin Station



Original Plan

Plan as built



Things to Look For

1. Qualifications of preparer (working for developer)
2. Quality / Organization
3. Timing – when was it delivered in the development process?
4. Education / Acceptance: is Township on your side? (Understands HP?)
5. Professionalism of HC/HARB – review and reporting
6. LTEV
7. Resources / Landscape

HRIS works best when:

- **Backed by strong HP Ordinance**
- **Other supporting ordinance provisions**
- **Flexible zoning provisions**
- **Properly timed**
- **Supported by Municipality**
- **The “best” HRIS finds no impacts**